



November 12, 2003

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DANA M. SMITH
Executive Officer

TO: Local Agency Formation Commission

FROM: Executive Officer

SUBJECT: Proposed "Sports Park Annexation to the City of Brea" (CA 03-18)

APPLICANT

The City of Brea, by resolution of application, with 100% property owner consent.

PROPOSAL

The City of Brea has initiated annexation of an approximately 40-acre parcel located within the City's sphere of influence. The territory is currently undeveloped and is planned for the following uses: (1) a public sports park that will include a mix of active and passive recreational uses; and, (2) a public school planned to serve approximately 850 students. The annexation will allow the City of Brea to extend municipal services to the site to serve the proposed development.

LOCATION

The proposed annexation site is located in unincorporated northeast Brea, immediately north of the intersection of Birch Street and Valencia Avenue. Please see the attached vicinity map.

LAND USE

The site is currently unimproved and primarily used for oil production and nursery plant growth and storage. There are 19 active oil wells on site, and approximately 3.5 acres of the northeast portion of the property will remain in oil production. The property is presently zoned by the County for general agricultural uses. The County's General Plan depicts the site for suburban residential uses.

The City of Brea has pre-zoned the property for public facilities and park/recreation/open space uses. The City's General Plan also depicts the site for public facilities and park/recreation/open space use. These designations are consistent with the planned development of a sports park and school facility on the property.

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ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), the City of Brea, as lead agency under CEQA, has prepared and certified a Program Environmental Impact Report as complete. The City also adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program. LAFCO, as a responsible agency, may utilize this documentation in its consideration of the proposed annexation. The City of Brea's Resolution 02-91 certifying the Final Program EIR, the Statement of Facts and Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Report are attached to this report for your review (please see Attachment B). A copy of the Final Program EIR is available in the LAFCO office for Commission review.

PROPERTY TAX EXCHANGE

Pursuant to Section 99 of the Revenue and Taxation Code, the County of Orange and the City of Brea adopted property tax resolutions in accordance with their Master Property Tax Exchange Agreement. Under the Master Agreement, the County will receive approximately 46% of the negotiable property tax, and the City will receive approximately 54% of the negotiable property tax.

STAFF RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Certify the information contained within the Final Program Environmental Impact Report prepared by the City of Brea has been reviewed and considered.
2. Adopt the form of resolution approving the "Brea Sports Park Annexation to the City of Brea" (CA 03-15) subject to the following terms and conditions:
 - a) Payment of County Clerk-Recorder and State Board of Equalization fees.
 - b) Upon the effective date of annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, flood control channels and appurtenant facilities (except regional flood control channels), site drainage, and all master plan storm drain facilities that are within the annexation area and are County operated and maintained; (2) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; and (3) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which OCFCD has a recorded flood control easement or owns fee interest, by submitting plans and specifications to the Manager of

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Flood Control Division, County of Orange Public Facilities and Resources
Department for review.

c) The effective date shall be the date of recordation.

Respectfully submitted,

DANA M. SMITH

Attachment A: *Vicinity Map*

Attachment B: *City of Brea Resolution 02-91, Findings of Fact/Statement of Overriding
Considerations/Mitigation Monitoring Program*